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City of Scottsdale - Site Plan Notes

1. Pools require separate approval and permit. Pools shall not be emptied or backwashed into washes, streets, NAOS, scenic corridors, on to an adjacent lot, or tract of land. (ZO Sec. 6.1100.B.1; and DS&PM 2-2.501.D.4.c.)

2. All mechanical equipment (air conditioner, pool equip. etc.) shall be screened a minimum of 1 foot above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. Show location of equipment on site plan.

3. A guesthouse shall never be offered for rent. (ZO Sec. 5.012.A.6.c. and Sec. 5.102.A.6.c.)

58. A guesthouse shall not exceed a gross footprint size greater than 50% of the foot print size of the principal building. (ZO Sec. 5.012.A.6.b. and Sec. 5.102.A.6.b.)

4. Exterior materials and paint colors shall not exceed a value and/or chroma of 6 as indicated in the Munsell Book of Color on file in the City of Scottsdale's Planning & Development Department. The City may require color samples to verify compliance. (ZO Sec. 6.1070.G.1.h.)

5. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast. (ZO Sec. 6.1070.G.1.c.)
6. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings. (ZO Sec. 6.1070.G.1.d.)

Plant materials not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. Turf shall be limited to enclosed areas not visible from a lower elevation. (ZO Sec. 6.1070.G.1.i-j.)

7. Reflective building materials are prohibited. (DS&PM 2-2.501.A.2.)

8. Reflective building and roofing materials (other than windows and solar panels) including materials with high gloss finishes and bright, unvarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflections of sunlight onto other property. (ZO Sec. 6.1070.G.1.b.)

9. Mirrored surfaces or any treatments that change ordinary glass into a mirrored surface are prohibited. (ZO Sec. 6.1070.G.1.a.)

66. The owner shall incorporate development design and construction techniques that blend in scale, form and visual character to minimize exposed scars to the satisfaction of the Planning & Development Department. (ZO Sec. 6.1070.G.1.e.)
10. Any proposed modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in chapter 37 (drainage and floodplain ordinance) of the Scottsdale Revised Code. (ZO Sec. 6.1070.G.1.i.)

11. Land designated as NAOS shall be permanently maintained as open space. The property owner shall maintain all designated NAOS. (ZO Sec. 6.1060.A.3-4 and Sec. 6.1100.B.1.)

12. All exterior lighting below 3 feet in height shall be fully shielded. All exterior lighting above 3 feet in height shall consist of horizontal full-cutoff fixtures and directed downward, except lights utilized for security purposes. (ZO Sec. 6.1070.G.1.f and Sec. 6.1004.D.1.)

13. All exterior lights including those mounted to buildings/structures and on poles shall not exceed a height of sixteen (16) feet. (ZO Sec. 6.1004.D.2.). Exemption: Lights that are connected to a delay switch that do not stay on more than 15 minutes for security purposes shall not be required to be shielded or contain horizontal cutoffs. (ZO Sec. 6.1004.D.3.)

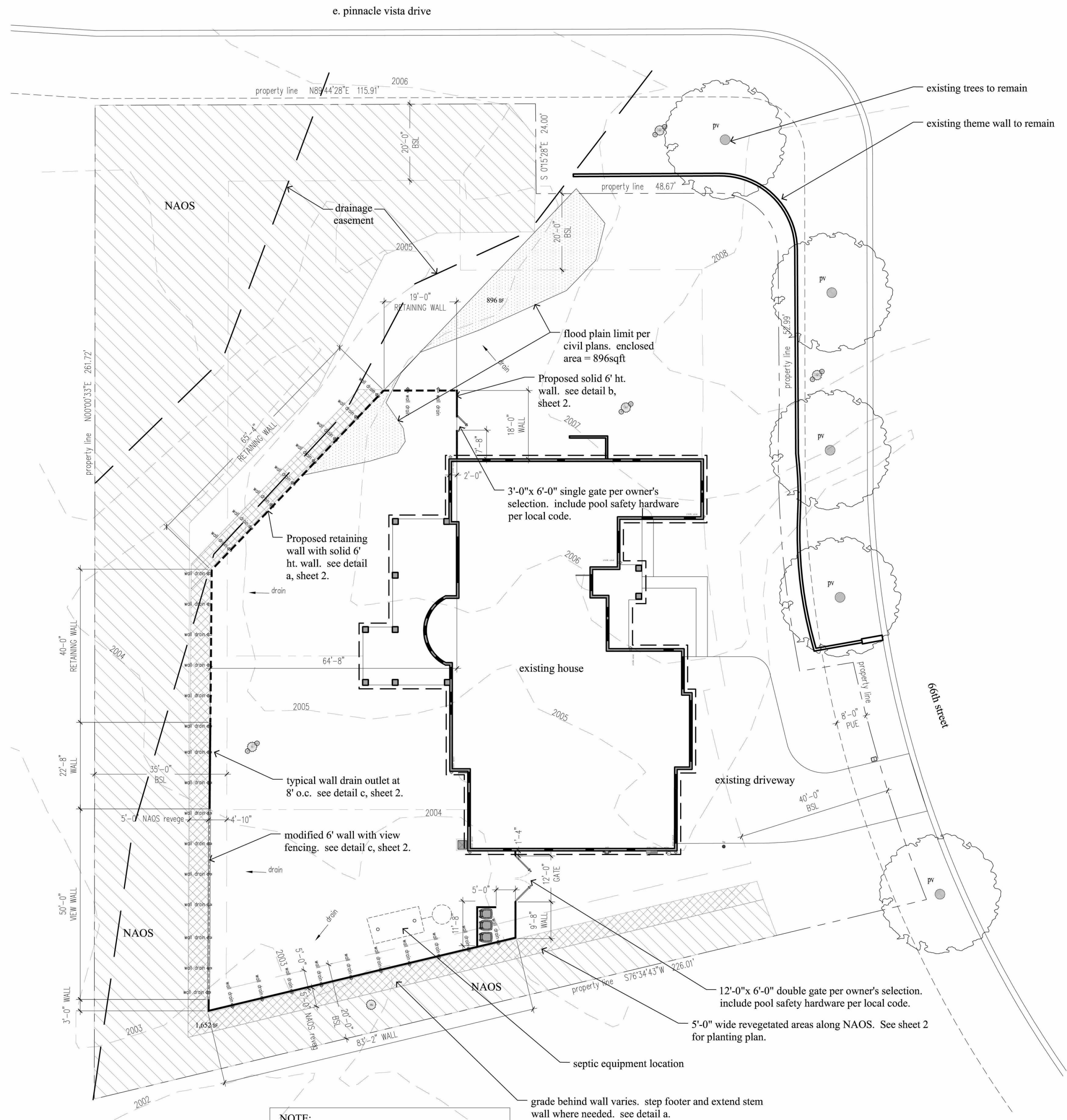
14. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from
- residential developments in the area or from a public viewpoint. Exterior fixtures shall not generally exceed a height of 6 feet measured from the nearest adjacent grade to the top of the fixture (lower heights may be required by the Inspection or Code Enforcement staff). (ZO Sec. 6.1070.G.1.f.)

15. Where on-site walls are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence. (DS&PM 2-2.501.B.2.b.)

16. Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual. (ZO Sec. 7.700 and Sec. 6.1071.A.6, and DS&PM 1-1.407)

17. In accordance with the Zoning Ordinance, a registered surveyor shall stake and rope the most restrictive area defined by the construction envelope and NAOS easement as shown on the site plan. (ZO Sec. 6.1070.A.5)

18. No paint color or surface treatment shall be used which has a Light Reflective Value (LRV) greater than 35%. (ZO Sec. 6.1070.G.1.g.&h.)



NOTE:
No native plants are permitted to be disturbed due to construction and related activities.

Maximum wall height measured from inside the enclosure is 6'.
AS NOTED

NOTE: No protected native plants will be affected by construction

SITE PLAN
APPROVED
BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

4809-21
CASE NUMBER
Omar B. Mailberger
REVIEWER
08/06/2021
DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL

FIELD COPY: CITY APPROVED
PLANS ARE TO REMAIN ON THE JOBSITE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION

Community Number	Panel # Panel Date	Suffix	Date of FIRM (Index Date)	FIRM Zone	Base Flood Elevation (In AO Zone use Depth)
04013C	1305 & 1310 10/16/13	L	11-04-2015	X	N/A

Landscape Architect:
Metropolitan Green
Zachary Kiebk, RLA
2327 N. Granite Reef Rd.
Scottsdale, AZ 85257
480-560-8932
zachary@metropolitan-green.com

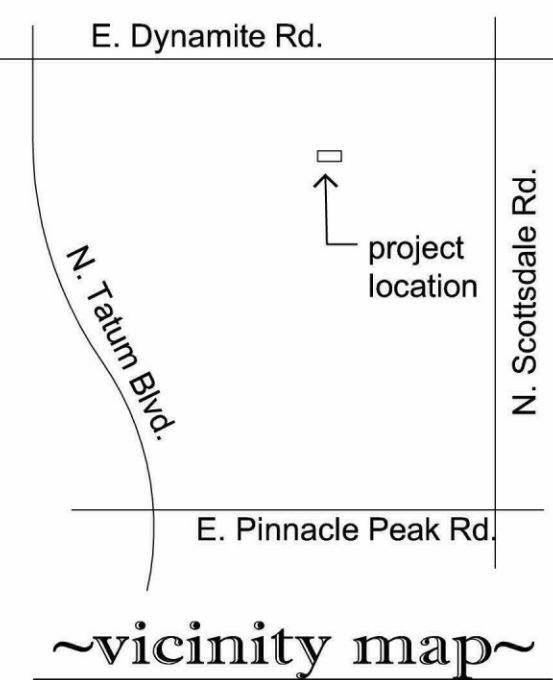
Owner:
Kari & Joe Cornicelli
27392 North 66th Street
Scottsdale, AZ 85266
619-306-7255
kcornicelli50@gmail.com

Legal Description:
Lot 7 of Parolo Vista Estates, a subdivision plat recorded in Block 1009 of Maps, Page 29, MCR.
APN: 212-10-371
QS: 49-43
Lot size: 43,830 sqft
House size: 8,359 sqft
Zoning: R1-43 ESL FO
Landform: "Low Desert Area"

Area Enclosed By Walls and Building: 8,434 sqft

Sheet Index:
W1 - Wall Plan
W2 - Revegetation Plan

Native Plan Note:
Native Plant Salvage under pervious permit #92-NP-2007



~vicinity map~

Cornicelli Residence
27392 N. 66th Street
Scottsdale, Arizona 85266
Backyard Wall Plans



Date: 7/28/2021
Rev. 1: -
Rev. 2: -
Rev. 3: -

Wall Plan

1
Sheet
1 of 3

Plan Check #: 4809-21

